



An
Bord
Pleanála

**Board Order
PL 88.249287**

Planning and Development Acts 2000 to 2017

Planning Authority: Cork County Council

Planning Register Reference Number: 17/00079

Appeal by Con McGrath of Newtown East, Bantry, County Cork against the decision made on the 24th day of August, 2017 by Cork County Council to grant subject to conditions a permission to Tiernan O'Hanlon care of Ciarán Cronin of CroCon Engineers, 4 Main Street, Bantry, County Cork.

Proposed Development Seven number residential serviced sites including access roads and services and all associated site works at Milleenoola, Bantry, County Cork.

Decision

REFUSE permission for the above proposed development in accordance with the reasons and considerations set out below.

Matters Considered

In making its decision, the Board had regard to those matters to which, by virtue of the Planning and Development Acts and Regulations made thereunder, it was required to have regard. Such matters included any submissions and observations received by it in accordance with statutory provisions.

Reasons and Considerations

1. The site is within an area zoned BT-R04 within the town of Bantry in the current West Municipal Local Area Plan 2017, the objective for which is Medium B Density residential development with provision for a neighbourhood centre and community facilities, including a 16 classroom primary school. Having regard to the proposed density of the development at 3.57 units per hectare, it is considered that the proposed development would not be developed at a sufficiently high density to provide for an acceptable efficiency in serviceable land usage given the proximity of the site to the built-up area of Bantry and would be contrary to the current Cork County Development Plan provisions for such Medium Density B zones which stipulates a density of between 12 and 25 units per hectare. The proposed development would, therefore, be contrary to the proper planning and sustainable development of the area.

